

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 DOUBELL CLOSE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,655,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 NARA PLACE GLEN WAVERLEY VIC 3150	\$1,600,000	26-Jun-25
11 KRISTEN CLOSE GLEN WAVERLEY VIC 3150	\$1,670,000	21-Jun-25
320 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$1,750,000	06-Jun-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 July 2025



#### 4 NARA PLACE GLEN WAVERLEY VIC 3150

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **26-Jun-25**

 5  2  2

Distance **0.61km**



#### 11 KRISTEN CLOSE GLEN WAVERLEY VIC 3150

Sold Price <sup>RS</sup> **\$1,670,000** Sold Date **21-Jun-25**

 3  2  2

Distance **1.43km**



#### 320 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **06-Jun-25**

 4  3  3

Distance **1.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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